

Town of Geneseo Planning Board
Meeting Minutes
July 11, 2016
7:00 - 9:15 PM

Members Present:

Charles Maxwell
David Woods
Darcy Young
Bob Irwin
Robert Harris
Robert Lennington

Others:

Ron Maxwell, Code Enforcement Officer
Rafferty Sweeney (Little Lakes Framing)
Mark Carletta, (CDS)
Javier Vargas, (CDS)
Ray Wetherbee, (CDS)
Ben Gustafson, (CDS)
Grant Cushing, (Brownfield Solar Array)
Kim and Jerry Sanford, (subdivision)

Excused:

Dwight Folts

1. CALL TO ORDER:

The regularly scheduled July Planning Board meeting was called to order in the board room of the Town Offices at 7:00 p.m. by David Woods, Vice Chair.

2. CODE OFFICE REPORT:

Ron Maxwell reported that during the last few weeks he has been busy with fireworks for July 4th. There were not too many issues – just a few signs that were not picked up.

He has also been busy with the airplane museum issuing tent permits. Tent permits were also issued and tents inspected for the Rotary.

In response to a question, CEO Maxwell reported that Kelly's is building the second floor; there is a full sprinkler system.

Of note, there were 15 building permits issued this June.

3. VILLAGE PLANNING BOARD REPORT:

David Woods gave a report on the Village Planning Board June 22 meeting. It is expected that the Village Planning Board will give approval for the expansion of the Big Tree Inn later this summer. The Inn wishes to increase the number of rooms to rent out. D. Woods said they may run into a problem with the new zoning as an inn is only allowed 35 rooms. Campus Auxiliary owns the existing building and CEO Maxwell said they may also purchase the building next door.

4. REVIEW OF UNAPPROVED MINUTES:

David Woods asked Board members to consider the following minutes:

FOR the June 13, 2016 Planning Board meeting minutes:

Robert Harris moved to APPROVE the June 13, 2016 Planning Board meeting minutes as presented.

Robert Lennington SECONDED the Motion.

All in Favor: Darcy Young, Bob Irwin, Robert Harris, Robert Lennington, and David Woods.

Opposed: None.

Abstained: Charles Maxwell (excused from that meeting)

MOTION CARRIED.

5. PUBLIC HEARING for FINAL APPROVAL OF THE SANFORD TWO-LOT SUBDIVISION, 4545 Long Point Rd., Tax Map#90.-1-12.

David Woods opened the public hearing at 7:07 PM and asked if anyone was present to speak. No one came forward. Board members examined the survey.

The Planning Board did the SEQR Form. There was no discussion.

Darcy Young made the SEQR MOTION for negative declaration for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Charles Maxwell SECONDED the Motion.

All in Favor: Darcy Young, Charles Maxwell, David Woods, Bob Irwin, Robert Harris, and Robert Lennington.

Opposed: None

Abstained: None

MOTION PASSED.

There were no comments from the public present and the Public Hearing was closed at 7:13 p.m. by David Woods.

Robert Harris made the MOTION to give Final Approval for the Sanford two-lot subdivision, 4545 Long Point Rd., Tax Map#90-1-12.

Robert Lennington SECONDED the Motion.

APPROVED

All in Favor: Darcy Young, Charles Maxwell, David Woods, Bob Irwin, Robert Harris, and Robert Lennington.

Opposed: None
Abstained: None

MOTION PASSED.

6. PUBLIC HEARING for FINAL APPROVAL of the SPECIAL USE PERMIT for Little Lakes Framing, 4801 Reservoir Rd., Tax Map#82-1-55.1.

David Woods opened the Public Hearing at 7:14 PM and asked for comments from the public present.

SEQR was done by Board members.

Charles Maxwell made the SEQR MOTION for negative declaration for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Darcy Young SECONDED the Motion.

All in Favor: Darcy Young, Charles Maxwell, David Woods, Bob Irwin, Robert Harris, and Robert Lennington.

Opposed: None
Abstained: None

MOTION PASSED.

There were no comments from the public present and the Public Hearing was closed at 7:23 p.m. by David Woods.

Darcy Young made the MOTION to give Final Approval for the Special Use Permit for Little Lakes Framing, 4801 Reservoir Rd., Tax Map#82-1-55.1.

Robert Lennington SECONDED the Motion.

All in Favor: Darcy Young, Charles Maxwell, David Woods, Bob Irwin, Robert Harris, and Robert Lennington.

Opposed: None
Abstained: None

MOTION PASSED.

David Woods announced that this permit is granted in perpetuity under the existing code.

7. CONCEPT APPROVAL for SITE PLAN for CDS HOUSING, on Volunteer Rd., 1,400 feet from Lima Rd., Tax Map#081-001-29.114

Mark Carletta from CDS came forward to speak about this project. He gave a brief overview of the CDS organization which has been a large non-profit since 1977. They now serve seniors, veterans as well as the developmentally disabled.

The proposed housing is to be affordable housing and CDS will apply to the state for funding. Forty units are planned to be two-stories and L-shaped. Thirty-two of the units will be for seniors and eight for veterans from the Zion House program in Avon. It will be independent living for those with incomes largely above \$24,000 but less than \$40,000. This is an income gap in the community discovered as a result of a market survey done. The age limit is 55 with the exception of veterans from Zion. There are similar units in Webster, Elmira and Syracuse. CDS is now looking at Geneseo.

Ray Wetherbee then introduced himself as the Affordable Housing Manager with CDS. Robert Lennington asked if there was more than one structure planned in the future given that the parcel on the map presented is so large. R. Wetherbee replied that only 40 units are planned at this time on 5.4 acres (10 units/acre). There will be 35 one bedroom units and five two bedrooms. It will be close to services. It is not assisted living. In the past, David Woods said, occupational therapy students from Keuka College have been placed with CDS.

CDS has an option to buy the parcel under consideration from the Frew family. It is not as yet subdivided. This project will be considered both as subdivision and site plan in the Frew name until the parcel is purchased. It will be similar to the building in Webster with porches and patios. The design was passed around to board members. CDS plans an exercise room, community room (with some computers) and room for storage. There are no basements. There will be an elevator and a sprinkler system. The units will be easily converted for the handicapped. There are no steps in the building. Laundry will be on each floor.

There was a question as to whether this parcel was totally in the MUII district. A forty-unit building may require a variance. This will need to be confirmed. David Woods explained the new zoning which will be in effect when CDS comes back to the Planning Board (per the Town attorney). A formal survey will then need to be done.

Ray Wetherbee continued to describe future plans for landscaping, an outdoor meeting space, picnic area, walking loop and a sitting area in front. CDS will try to maintain some woods. These units will be no more than 300 feet from the fire access lane. Two hydrants are proposed. There will be one parking place per unit and CDS hopes to utilize public water and sewer. Those present from CDS were advised to work with Jim Oberst at MRB. An archeological study has already been done on the property. Outdoor lighting will be LED with motion sensors. Each one bedroom unit will be 725 sq. ft. and two bedrooms are over 900 sq. ft. CEO Maxwell said a grill is allowed as long as there are sprinklers in the building. A loop road may be required for fire engine access.

Board members talked about the resulting impact this housing will have on Geneseo services. Two buildings joined might be more appealing (would still be considered one building). Bob Irwin mentioned the need also for architectural review. This is a 9 million dollar project.

David Woods said it would be useful for CDS to complete a SEQR long form. CEO Maxwell said this may have already been done on the Frew property as well as an archeological study.

Ray Wetherbee was asked about the timing of CDS formal applications. He replied September and David Woods said this will probably coincide with the new zoning. He then read from the existing code; Concept Approval is not given for a specific building.

Charles Maxwell made the MOTION to give Site Plan Concept Approval to CDS for 40-unit Housing on Volunteer Rd., 1400 ft. from Lima Rd., Tax Map#081-001-29.114.

Robert Harris SECONDED the Motion.

All in Favor: Darcy Young, Charles Maxwell, David Woods, Bob Irwin, Robert Harris, and Robert Lennington.

Opposed: None

Abstained: None

MOTION PASSED.

8. OVERVIEW OF GROUND MOUNTED SOLAR PROJECTS.

David Woods invited Grant Cushing to come forward and speak about his project. G. Cushing explained that he is President of the Brownfield Group. His company moved into the field of renewable energy during the past five years. He then distributed a handout to board members.

He explained that solar structures come in two forms, either aluminum or stainless steel. New York State allows solar arrays to be off site. The grid is connected on a site of ten acres of land. Electricity users then receive a 30% credit on their utility bill. There is an agreement in effect for 25-30 years. There is also a property tax exemption for participating land owners. The facilities cost about four million dollars to construct. They are two megawatt facilities, quite small compared to wind generators. (Between seven and 12 acres are required for the two megawatts of power.)

Grant Cushing said he is working now with universities. There are three entities involved: the solar developer, the engineering firm, and whoever finances the project. Financing companies may be the utility company itself. He further explained that this is not community electricity. The solar array must be located close to a substation. Board members requested visuals and other pertinent materials. G. Cushing said he would send these to the secretary for distribution.

Board members questioned the effect on neighboring property values. Evidently, there is no clear-cut answer to this question. G. Cushing did say the structures would be dismantled and taken away when the project is decommissioned. D. Woods asked about the response from other communities as regards their code language. G. Cushing offered to send code samples of this also.

The local sites that are being examined are not in the Ag district. Fifty percent lot coverage might be a problem. Partnering with another existing solar company such as RIT is also a possibility for Brownfield.

Grant Cushing then concluded his remarks and thanked board members for their time.

9. **NEW/OTHER BUSINESS.**

There was no other business discussed.

10. **ADJOURNMENT.**

David Woods then called for adjournment at 9:15 PM.

Robert Harris made the MOTION to adjourn the meeting.

Charles Maxwell SECONDED the Motion.

All in Favor: Darcy Young, Charles Maxwell, David Woods, Bob Irwin, Robert Harris, and Robert Lennington.

Opposed: None

Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm